

PRIVATE DEVELOPMENT PROJECTS UPDATE

Development Projects located in the Potomac West Small Area (includes the Arlandria Neighborhood)

DelRay Tower (formerly the Calvert), 3110 Mt Vernon Avenue

Construction is ongoing. When complete, the project will have 332 residential units (187 units before renovation) and 501 parking spaces for residential and retail users on the 3.49 acres site. UDR is working on retail leasing for approximately 10,500 SF of new ground floor retail. Apartment pre-leasing will begin in Spring 2014.



Jackson Crossing, 3600 Jefferson Davis Hwy



The multi-family residential project has received approval to begin demolition, grading and construction on the garage level. Final building permits are being reviewed by the City. When complete, the project will provide 78 residential apartments which will be marketed to residents with incomes up to 60% of the Area Median Income (AMI). There will be 78 garage spaces provided onsite.

Lynhaven Apartments, 3521 Commonwealth Avenue

This 28-unit property is undergoing both interior and exterior renovations. The exterior work will include enhanced landscaping, sidewalk improvement, new doors and windows, and a designated parking lot in the back (with bike parking). The interior work will include replacement of kitchens, bathrooms, flooring, and all heating and cooling systems. Wesley Housing is currently working to secure permanent financing with hopes to start construction by fall of 2014 with completion scheduled for mid-2015.



E. Reed Townhomes, 101 and 103 East Reed

The site plan for five townhomes was approved in April 2012 by the Planning Commission. Construction is in progress with the houses proposed to be available between Summer to Fall 2014.



Four Mile Run Pump Station, 3650 Commonwealth Avenue



The revised DSUP was approved by Planning Commission and City Council in May 2013. The Alexandria Renew Enterprises site includes necessary upgrades to the pump station, streetscape improvements along Commonwealth Avenue (including a new sidewalk and landscaping) and a new decorative fence around the perimeter of the site. Construction is slated to begin Spring 2014.

Mt. Vernon Village Center – 3809 -3893 Mt. Vernon Avenue

The site was approved for redevelopment by the City Council in December 2011. The design is for a mixed-use development including 53,000+ square foot of retail with 478 residential units, underground parking, and associated infrastructure and streetscape improvements. At this time, the project is still going through the engineering review; they plan to break ground towards the end of this year.

